

TITLE 1

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

SUBTITLE 6. AGRICULTURAL LAND PRESERVATION

Chapter 01. Value of Easements

Authority: §§ 24-1-102 and 24-3-106, Baltimore County Code, 2003

.01 Scope.

Pursuant to the authority conferred on the Director of Environmental Protection and Resource Management and in consultation with the Baltimore County Agricultural Land Preservation Advisory Board, this chapter applies to the formula that shall be used for determining the value that will be offered to a landowner for an agricultural easement.

.02 Definitions.

A. In this chapter the following terms have the meanings indicated.

B. Terms Defined.

- (1) Easement base value” means the dollar amount to be added to the formula score to determine the easement value.
- (2) “Easement value multiplier” means the dollar amount to be multiplied times the formula points
- (3) “Percent of farm in production” means the percentage of the farm that is in production agriculture not including forestry as determined by the County.
- (4) “Percent of farm in woodland” means the percentage of the farm that is in production forestry. To be counted as production forestry, the forest land must have a Maryland Department of Natural Resources Forest Stewardship Plan or an application for such plan with timber production as a landowner goal or a timber management plan prepared by a registered forester.
- (5) “Size” means gross acreage of the property under consideration for the easement.
- (6) “Soils Capability” means the suitability of soils for most kinds of field crops as quantified in the USDA, Soil Conservation Service, Soil Survey, Baltimore County, Maryland, 1976.
- (7) “Subdivision rights” means the right to subdivide the property for the purposes of constructed residences and for creating separate lots of record.

BALTIMORE COUNTY LAND PRESERVATION EASEMENT VALUATION FORMULA

Section 1: Soils and Site Analysis

Section 2: Subdivision Rights

1. Soils and Site Analysis Section:

| | | |
|--------------|-----------------------|-------|
| A. Size | Points (Max = 30 pts) | ===== |
| Acres x 0.17 | | |

| | | |
|---------------------|----------------------|-------|
| B. Soils Capability | Points (Max =40 pts) | ===== |
|---------------------|----------------------|-------|

Use the following formula to calculate
your soils capability score:

Calculate the percent of your farm
that is Capability Class I, II, III, and IV.

Multiply percent class I by 40,
percent class II by 30,
percent class III by 20,
and percent class IV by 10.

Add up those four numbers,
and you have your soils capability score.

| | | |
|--------------------------------------|---------------------|-------|
| C. % of Farm in Production | Points (Max 30 pts) | |
| i. Crops | | ===== |
| % values are % of total farm acreage | | |
| 90% and greater | 30 | |
| 80% to 89% | 26 | |
| 70% to 79% | 22 | |
| 60% to 69% | 18 | |
| 50% to 59% | 14 | |
| 40% to 49% | 10 | |
| <40% | 6 | |

ii. Woodland** Points (Max 10 pts)

% values are % of total farm acreage

| | |
|-----------------|----|
| 80% and greater | 10 |
| 60% to 79% | 8 |
| 50% to 59% | 6 |
| 40% to 49% | 5 |
| 20% to 39% | 4 |
| 10% to 19% | 2 |
| <10% | 0 |

| |
|--|
| Total Soils and Site Analysis Score_____ |
|--|

2. Subdivision Rights Section:

Maximum score is 40 points.

Quantity of Subdivision Rights(number and acreage as a guide) Points

High (1 or more & less than 50 acres; 2 or more & between 50 & 90 acres; more than 2 & greater than 90 acres) 40

Medium (1 & between 50 & 90 acres; 2 & greater than 90 acres) 30

Low (1 right & greater than 90 acres) 20

Zero (see 4b below) na

Total Subdivision Rights (SR) Score_____

3. Total Score

Soils & Site Analysis

Subdivision Rights

Total (Soils & Site + Subdivision Rights)

=====

4. Easement Price

a. Properties with subdivision rights

Total pts/140 x \$9,377 + \$1,000 = _____price/acre

b. Properties with no subdivision rights

[(Total Soils & Site Analysis Score + 30)/140 x \$9,377 + \$1,000] x .55 = _____price/acre

Administrative History.

Revised 2006

Revised 2009

Revised 2010

